Layout Application - Final Approval Letter

Roc No: 01/2023-2024 Date: 4/8/24 2:02 PM

From:

Village Panchayat

Pannikkampatti

To :

M/s. JAS SQUARE ,
95 B2 , Duraisamy Nagar ,
Chettipalayam Road ,
Palladam , Tiruppur District.

Online Application Number: CCRV3VWQ

Sir/ Madam,

Sub :

Residential Layout - Office of the Panikkampatti Village Panchayat office, Palladam Panchayat Union ,Tiruppur District – proposed formation of housing layout to an total extent of 2.41 Acre or 9767.00 Sq.m in the land bearing S.F.No.45/2A1B at Panikkampatti Village – Palladam Taluk - Tiruppur District - Final Approval - Reg.

Ref :

1. Application Reference No. CCRV3VWQ dated. 13.01.2024 , received through Single Window Portal from M/s.JAS SQUARE , Palladam ,Tiruppur.
2. Planning Permission approved by the Assisstant Director ,District Town and country planning Office, Tiruppur, vide R.O.C.No:CCRV3VWQ/2024/TCP dated: 21.02.2024.
3. Gift deed document no. 3075/2024, dated.19.02.2024 and 3076/22024 dated.19.02.2024 Uploaded by the applicant M/s. JAS SQUARE,on 20.02.2024.
4. Payment details of Open space Reservation charges and Centage charges received from the applicant dated 20.02.2024
5. Payment details of Development Charge , Land use conversion charge and Scrutiny fee received from the applicant dated 11.03.2024
6. Panikkampatti Village Panchayat Resolution.No : 17/2024 dated.11.03.2024.

Body:

ORDER:-

The application seeking final approval for the proposed formation of housing layout to an extent of 2.41 Acre or 9767.00Sq.m in the land bearing S.F.No.45/2A1B at Pannikkampatti Village, Palladam Taluk, Tiruppur District was processed as per the prevailing rules and after per using the records , gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by generating online demand

1.Development Charge + Land use conversion Charge - Rs.1,71,950 + Rs.1,30,140 = Rs.3,02,090 /-

2.Scrutiny fee - Rs.31,000/-.

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Panikkampatti Village Panchayat ward Members meeting held on 11.03.2024 and the Resolution .No:17/2024 vide reference 6th cited above,

Layout Details :

Sl.no	Details:
1.	Layout Extent - 2.41 Acres or 9767.00Sq.m.
2.	No of Plots Allotted - 31 Nos
3.	Public Purposes Gifted to Local body:
	i). Layout Roads including Splay 2722.71 Sq.m.
	ii). Public purpose (A)for Local body 38.26 Sq.m. (0.54%)
	iii). Public purpose (B) for Tangedco 38.43 Sq.m. (0.55%)

The Applicant paid Rs 3,17,025/- on 20.02.2024 as Open Space Reservation Charges against allotted Park Area of 712.00 Sq.m (10.11%) as per Govt Orders ,and the Receipt of Payment vide reference 4th cited above.

Note : The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

The final Approval is issued to the above mentioned layout and the number is assigned as 01/2023-2024 .

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.04.08 14:02:44